

**APPENDIX 1.9:**

**Additional Views Visual Impact Assessment**

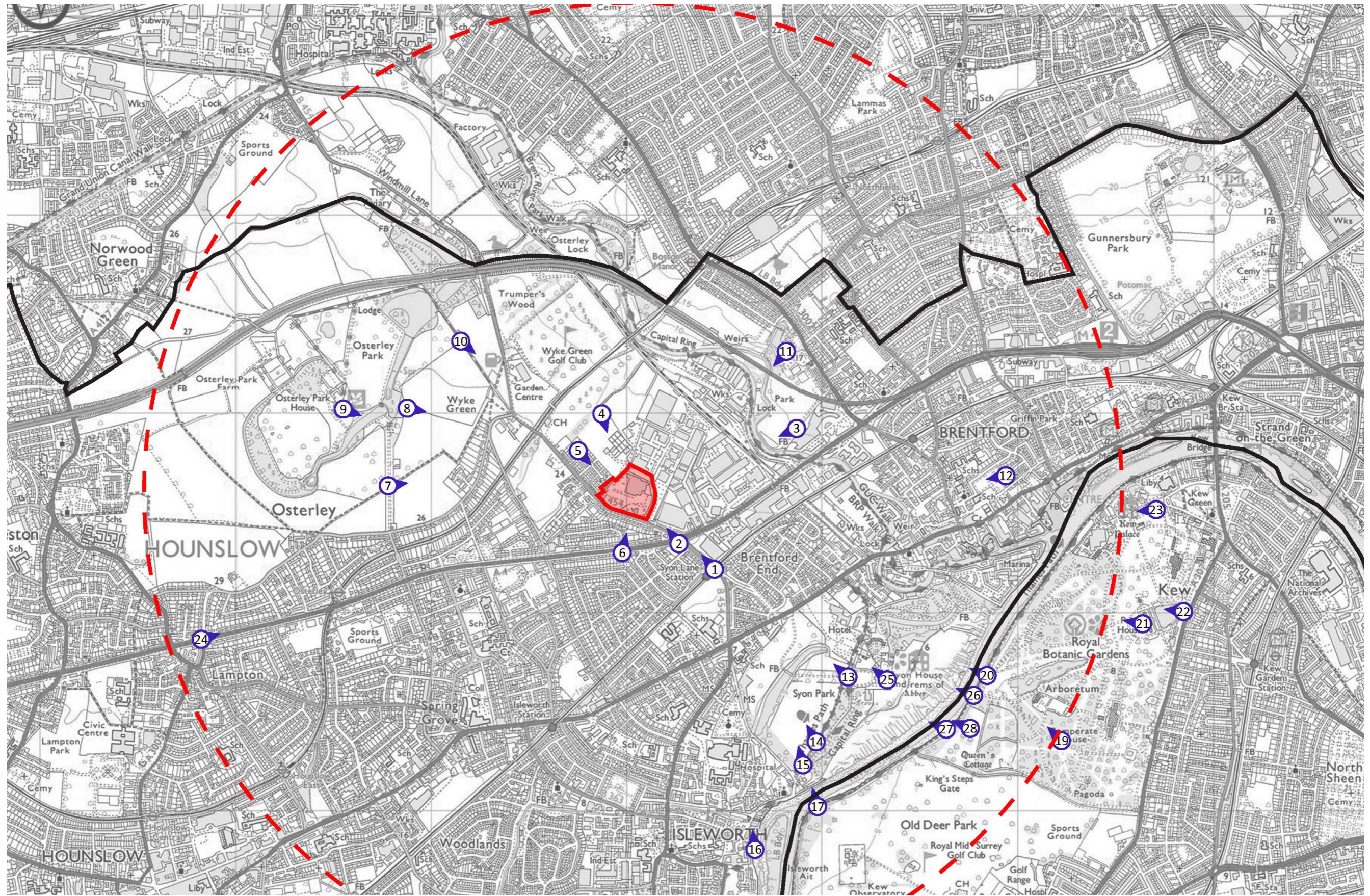


Figure 1.7A - Representative View Plan

## Introduction

1.1. Three additional representative views were requested by LBH Officers, as shown in **Figure 1**, and comprise:

- RV26 Old Isleworth Gate
- RV27 Thames Path
- RV28 Kew Gardens, Woodland Walk

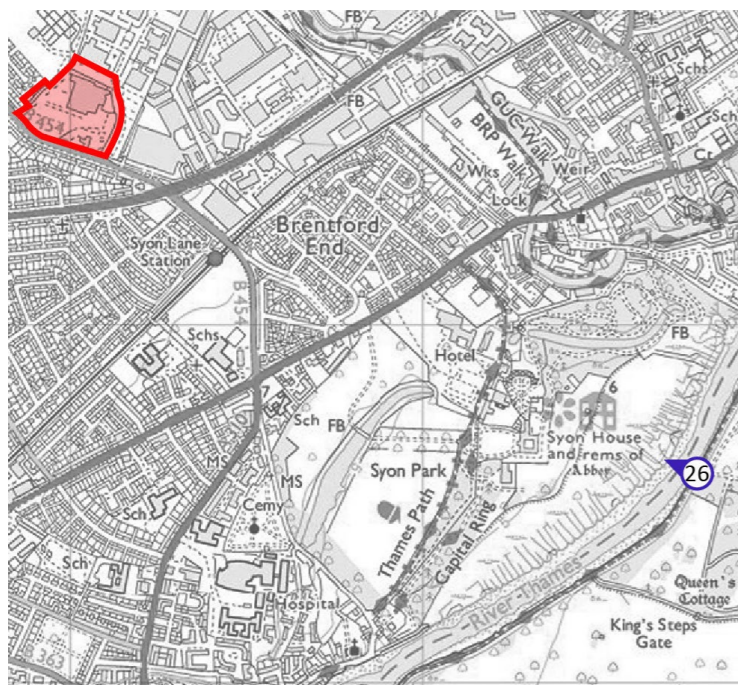
1.2. RV26 and 27 have been produced as verified views and their production follows the methodology set out within the September 2020 TVIA's Appendix 1.5 Verified View Methodology.

1.3. For representative view 28, a non-verified computer-generated visualisation has been prepared. This follows the described Type 3 visualisations in the Landscape Institute's Technical Guidance Note Visual Representation of Development Proposals (LI TGN 06/19). The computer-generated visualisation has been prepared using LIDAR data to estimate the location, the horizontal field of view of the supplied photograph was identified as 66 degrees using comparative techniques. The horizon level and direction of view were aligned as well as the detail within LIDAR allowed. It is not a verified view but provides an approximate basic graphic information to assist in describing the mass of the proposed development and its potential interaction with the receiving context.

1.4. The consented cumulative schemes referenced 1 to 8 are set out in Table 1.16 of the September 2020 TVIA and are shown with magenta wirelines. The Homebase cumulative scheme no. 9 is shown as a cyan wireline. When more than one cumulative scheme is visible in a view, they are described in the order in which they present from left to right.

## View 26 Old Isleworth Gate

## VIEWPOINT MAP

[View 26 Old Isleworth Gate](#)[Baseline Conditions](#)

[1.5.](#) This viewpoint is positioned 1.91 km to the south-east of the site. It is a kinetic view from the towpath that follows the southern bank of the River Thames. It falls on the western edge of the Royal Botanic Gardens World Heritage Site and within the Royal Botanic Gardens Conservation Area.

[1.6.](#) Situated behind the viewpoint is the grade II listed Old Isleworth Gate, which is not publicly accessible and no longer provides access into the Royal Botanic Gardens.

[1.7.](#) In the foreground of the view is the River Thames; the photo was taken at low tide. On the opposite (northern) bank, a gap in the riparian vegetation allows a view of the grassland of the Grade I Registered Park and Garden of Syon Park. The photograph illustrates that, in the winter, a glimpsed view can be gained to the southern façade of Syon House, a Grade I listed building in the background of the view.

[1.8.](#) The mature trees present within Syon Park prevent a view to the site.

[1.9.](#) This representative view has a medium to high value. It has a high scenic value and has limited potential for substitution for elements within the view.



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1.6 m above ground

11:09 02 December 2020

Existing

View information: 02nd December 2020, 73 degrees HFOV, 517771,176584,7.02, Looking NNW at 1.5km to site

## View 26 Old Isleworth Gate

Assessment of Effects

1.10. Visual receptors experiencing this view would be people walking, running and cycling along the towpath. The representative view would have a high susceptibility to change and a high sensitivity to the proposed development. The visual receptor's experience is influenced by the viewpoint's location under the flight path of planes taking off and landing at Heathrow Airport, which can at times result in an intrusive level of ambient noise.

**Effects during Demolition and Construction Stage**

1.11. In the short term, the cranes associated with the construction of the proposed development would have a low magnitude of impact on the view. Through combining this magnitude of impact with the previously established high sensitivity, the demolition and construction stage of the proposed development would have a temporary, medium term, **Moderate Adverse** significant effect.

**Effects during Completed Development Stage**

1.12. Views of the majority of the proposed development would be obscured by the mature trees present within Syon Park. A limited glimpsed view would be possible of a small element of the proposed development in the far background of the view in the winter, resulting in a very low magnitude of impact on the view. Through combining this magnitude of impact with the previously established high sensitivity the completed development stage of the proposed development would have a permanent, long-term, **Minor to Moderate Neutral** effect. It is considered that the visibility of the proposed development would be reduced in the summer when the trees present within Syon Park are in leaf. The effect is considered to be neutral because the change would have neither a beneficial nor adverse effect on the features of the view.



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Proposed